

175.0

0008

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

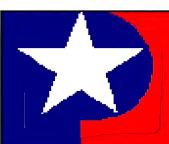
849,500 / 849,500

USE VALUE:

849,500 / 849,500

ASSESSED:

849,500 / 849,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
170		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WHITE GEORGE R & JEANNE M

Owner 2:

Owner 3:

Street 1: 170 WOLLASTON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Vinyl Exterior and 1976 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7199		Sq. Ft.	Site		0	70.	0.88	6									445,177						445,200	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7199.000	404,300		445,200	849,500		117778
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18

USER DEFINED

Prior Id # 1: 117778

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT								Parcel ID	175.0-0008-0011.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	404,300	0	7,199.	445,200	849,500		Year end	12/23/2021
2021	101	FV	392,400	0	7,199.	445,200	837,600		Year End Roll	12/10/2020
2020	101	FV	392,400	0	7,199.	445,200	837,600		837,600 Year End Roll	12/18/2019
2019	101	FV	313,300	0	7,199.	438,800	752,100	752,100	Year End Roll	1/3/2019
2018	101	FV	312,700	0	7,199.	337,100	649,800	649,800	Year End Roll	12/20/2017
2017	101	FV	312,700	0	7,199.	318,000	630,700	630,700	Year End Roll	1/3/2017
2016	101	FV	312,700	0	7,199.	292,500	605,200	605,200	Year End	1/4/2016
2015	101	FV	312,100	0	7,199.	273,500	585,600	585,600	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
	1081-21		5/1/1991			225,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
4/19/2012	510	Manual	6,000					new front steps &	8/25/2018	MEAS&NOTICE	HS	Hanne S				
5/15/1998	296	Manual	12,700					V/S AND GUTTERS	12/21/1999	Mailer Sent						
									12/16/1999	Measured	256	PATRIOT				
									10/1/1991		PM	Peter M				

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 2	Rating: Good												
Sty Ht: 2	2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	Concrete			A 3QBth:	Rating:												
Frame: 1	Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 4	Vinyl			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	Gable			OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1987	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct:	Fact: .			Floor:				Totals	RMS: 8	BRs: 4	Baths: 2	HB: 1					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				Phys Cond: AV - Average	19. %			Interior:	1	8	4						
Avg Ht/FL: STD				Functional:				Additions:									
Prim Int Wal 2	Plaster			Economic:				Kitchen:									
Sec Int Wall:		%		Special:				Baths:									
Partition: T - Typical				Override:				Plumbing:									
Prim Floors: 3	Hardwood			Total:	19.5 %			Electric:									
Sec Floors:		%		CALC SUMMARY				Heating:									
Bsmnt Flr: 12	Concrete			Basic \$ / SQ: 130.00				General:									
Subfloor:				Size Adj.: 1.18137646				Totals	1	8	4						
Bsmnt Gar:				Const Adj.: 0.99989998													
Electric: 3	Typical			Adj \$ / SQ: 153.564													
Insulation: 2	Typical			Other Features: 103194													
Int vs Ext: S				Grade Factor: 1.10													
Heat Fuel: 1	Oil			NBHD Inf: 1.00000000													
Heat Type: 3	Forced H/W			NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC: 100			Adj Total: 502244													
Solar HW: NO	Central Vac: NO			Depreciation: 97938													
% Com Wal	% Sprinkled			Depreciated Total: 404307													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:				Juris. Factor:				Before Depr:	168.92								
Model:				Special Features: 0				Val/Su Net:	122.66								
Serial #:				Final Total: 404300				Val/Su SzAd:	204.61								
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 175.0-0008-0011.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		16X10	A	AV	1990	0.00	T	23.2	101					
More: N	Total Yard Items:				Total Special Features:				Total:								

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,024	46,070	47,175						
FFL	First Floor	1,024	153,560	157,249						
SFL	Second Floor	952	153,560	146,193						
WDK	Deck	296	9,380	2,776						
					Net Sketched Area:	3,296	Total:	353,393		
					Size Ad	1976	Gross Area	3296	FinArea	1976

IMAGE

AssessPro Patriot Properties, Inc